



United States Department of Agriculture

Campground and Day Use Concession “Pre-Solicitation”

Coconino National Forest

**U.S. DEPARTMENT OF AGRICULTURE
Forest Service**



Cathedral Rock in Sedona, Arizona on the Red Rock Ranger District



USDA Forest Service

August 2021

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Introduction

The Coconino National Forest is issuing this pre-solicitation to inform interested parties of the upcoming campground, day-use site and visitor center concession opportunity and site visit that will occur prior to the prospectus publication. Responses received as a result of this pre-solicitation could potentially assist the forest with the development of the prospectus.

Area Description

The Coconino National Forest is one of the most diverse national forests in the country with landscapes ranging from the famous red rocks of Sedona to Ponderosa pine forests, from upper Sonoran Desert to alpine tundra. Explore mountains and canyons, fish in small lakes, and wade in lazy creeks and streams. For more information, visit the Coconino National Forest website at <https://www.fs.usda.gov/coconino/>

Business Opportunity

While the sites offered are currently operated under two separate special use authorizations, the Forest is interested in receiving feedback and input on the current proposal to consolidate the offering under one permit from prospective bidders. Please share your thoughts, ideas, and any feedback with Mark Goshorn at mark.goshorn@usda.gov

Permit Area

This special use permit will cover a wide area on the Coconino National Forest, which includes all offered sites within the Red Rock, Flagstaff and Mogollon Rim Ranger Districts (Map Exhibit A).

Red Rock Ranger District

The colorful collection of buttes, pinnacles, mesas and canyons surrounding Sedona is famous the world around for its red rock vistas. Over the years, this area has served as the setting of many western novels and movies and has been the subject of uncounted paintings, photographs and other works of art. The remains of ancient wetlands, these crimson cliffs have been carved by the forces of the desert into one of nature's most magnificent masterpieces. No matter what you do in Red Rock Country, you're always sightseeing. Ways to get even closer to all this scenery include: hiking, horseback riding, taking a scenic drive, sliding down a natural waterslide, picnicking, camping, taking lots of photos and fishing in Oak Creek. The Red Rock District includes some 550,000 acres of magnificent splendor. Some areas require a pass to park. For more information about the Red Rock Ranger District, visit the [district webpage](#).

Flagstaff Ranger District

The Flagstaff Ranger District encompasses nearly 850,000 acres of National Forest lands around the Flagstaff area, from Mormon Lake and Anderson Mesa to north of the San Francisco Peaks. At 12,633 feet, the San Francisco Peaks is not only the dominant feature of the forest area we call the Volcanic Highlands, it's also the highest mountain in Arizona. Three of the summits that ring this dormant volcano's now quiet inner caldera are higher than any other mountain in the state. For more information about the Flagstaff Ranger District, visit the [district webpage](#).

Mogollon Rim Ranger District

The Mogollon Rim is a rugged escarpment that forms the southern limit of the Colorado Plateau. It extends across the entire forest and provides excellent views within Plateau Country and Desert Canyon Country as well. Dropping as much as 2,000 feet in some areas, the Rim provides some of the most far-reaching scenery in Arizona. Nestled among the ponderosa pines and lush meadows, the Mogollon Rim Ranger District is over 500,000 acres and it provides numerous recreation opportunities including camping, wildlife view, horseback riding, hiking, fishing and kayaking/canoeing. For more information about the Mogollon Rim Ranger District, visit the [district webpage](#).

The following sites will be included in the special use permit:

Table 1. Permit Area

Ranger District	Site Name	Site Type	Number of Host Sites	Number of Sites	Site Fee	Minimal Operating Season	Reservable (Yes or No)
RRRD	Pine Flat	Campground	2	55 campsites (36 sites on west-side, all reservable; 8 sites east-side, all first come first serve; 11 sites on east-side closed)	\$22	mid-April – late Oct.	Yes, 36 of the 55 sites are reservable
RRRD	Cave Springs	Campground	7	80 campsites	\$22	mid-April – late Oct.	Yes, 67 of the 80 sites are reservable
RRRD	Manzanita	Campground	1	18 campsites	\$22	year-round	Yes, 12 of the 18 sites are reservable
RRRD	Chavez Crossing	Group Campground	1	3 group sites	\$80 - \$100	year-round	Yes
RRRD	Clear Creek	Campground	1	18 campsites	\$18	year-round	No
RRRD	Clear Creek Group	Group Campground	0	1 group site	\$80 - \$135	year-round	Yes
RRRD	Call of the Canyon	Day Use	1	56 parking spaces	\$11	year-round	No
RRRD	Grasshopper Point	Day Use	0	44 parking spaces	\$9	year-round	No
RRRD	Crescent Moon	Day Use	4	66 parking spaces	\$11	year-round	No
RRRD	Crescent Moon Group	Day Use	0	1 Reservable group site (with/in Crescent Moon Day Use)	\$50 - \$125	year-round	Yes

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Ranger District	Site Name	Site Type	Number of Host Sites	Number of Sites	Site Fee	Minimal Operating Season	Reservable (Yes or No)
RRRD	Beaver Creek	Day Use	1	48 parking spaces in the fee area and 13 parking spaces in the non-fee area	\$10 for the fee area and free at the non-fee area	year-round	No
RRRD	Oak Creek Visitor Center	Visitor Center	1	5 parking spaces	N/A	mid April – late Oct.	N/A
FRD	* Ashurst Lake	Campground	1	25 campsites	\$20	early May – late Oct.	No
FRD	* Bonito	Campground	2	44 campsites	\$18	early May – late Oct.	Yes, 22 of the 44 campsites are reservable
FRD	* Canyon Vista	Campground	2	14 campsites	\$22	early May – late Oct.	No
FRD	Dairy Springs	Campground	2	30 campsites	\$22	early May – early Sept.	Yes, 15 of the 30 campsites are reservable
FRD	Dairy Springs Group	Group Campground	0	2	\$120	early May – early Sept.	Yes
FRD	* Double Springs	Campground	1	15 campsites	\$20 camp / \$8 day-use	early May – late Oct.	No
FRD	* Forked Pine	Campground	1	18 campsites	\$20	early May – late Oct.	No
FRD	* Lakeview	Campground	1	30 campsites	\$24	early May – mid Oct.	Yes, 50%
FRD	* Little Elden Springs Horsecamp	Campground	1	15 campsites	\$24	early May – mid Oct.	Yes, 10 of the 15 campsites are reservable
FRD	Lockett Meadow	Campground	0	17 campsites	\$18	early May – late Oct.	No
FRD	Lockett Meadow	Day Use/ Trailhead	0	100	day-use fee	early May – late Oct.	No
FRD	O'Leary Group	Group Campground	1	3 group sites	\$120-\$140	early May – mid Oct.	Yes
FRD	* Pinegrove	Campground	5	46 campsites	\$26	early May – late Oct.	Yes, 24 of the 46 sites are reservable

Ranger District	Site Name	Site Type	Number of Host Sites	Number of Sites	Site Fee	Minimal Operating Season	Reservable (Yes or No)
FRD	Lower Lake Mary	Day Use	3	30 parking spaces	\$10	early May – early Sept.	No
MRRD	Moqui	Group Campground	1	3 group sites	\$85	early May – late Sept.	Yes
MRRD	Blue Ridge	Campground	1	10	\$20	early May – late Sept.	No
MRRD	Rock Crossing	Campground	2	35	\$20 single sites and \$40 double sites	early May – early Oct.	Yes, 15 of the 35 sites are reservable
MRRD	Knoll Lake	Campground	2	33	\$20 single sites and \$40 double sites	late May – late Sept.	No

* Campgrounds that provide picnic/day-use experience at available campsites during the day (10 am - 4 pm) for \$8

Permit Term

The Coconino National Forest is strongly considering offering a 10+5 year permit term in this prospectus. The Forest is interested in receiving feedback and input on the permit term from prospective bidders. Please share your thoughts, ideas, and any feedback with Mark Goshorn at mark.goshorn@usda.gov.

New Investments

Prospective bidders may be encouraged to include proposals for new and additional investments and site offerings in their bid, especially if the forest offers a 10+5 year term permit. These proposals are not guaranteed approval even if the application is selected through the prospectus process. The forest reserves the right to fully approve, partially approve, or reject any additional proposed investments and/or offerings made by the bidder. Proposals may be approved for some sites but rejected for others within the prospectus at the discretion of the authorized officer. New and/or additional investments must be in line with the nature-based setting of the forest and may require environmental analysis prior to implementation.

Campsite Improvements or Enhancements

The Forest Service will consider proposals that include adding amenities to campsites, such as power, water, septic, etc. for both host sites and customer sites. The Forest may have the interest to improve sites and potential projects may occur within the life of the permit. Prospective bidders should be aware of pending improvement projects and improvements at some of the permitted sites within this prospectus which may affect the operations of those sites during the term of the permit. The forest is currently evaluating the best management practices for Lockett Meadow Day Use area during peak fall colors, as it is a very popular site during that time.

Potential Proposed Sales, Services and/or Fees

Applicants may propose to provide a variety of optional necessities, convenience items, rental gear, and/or services at permitted recreation site locations.

Describe and list all additional revenue-producing sales services or fees you propose to provide by including them in the operating plan. The list of potential sales, services, and/or fees below is not meant to be all-inclusive.

Sales

- Supplies (firewood, ice, propane, miscellaneous camping essentials, food and drink, fishing, etc.)
- Passes and licenses (hunting, fishing, Interagency passes, annual passes, etc.)
- Informational and interpretive materials (books, posters, guides, etc.)

Rentals

- Personal watercrafts, canoes, and/or boats
- Fishing equipment
- Bikes

Services

- Interpretive tours and programs
- Trash and RV Dumping Services
- Showers
- Wi-fi connection
- Alternative transportation to the sites

Advertisement Period

The Coconino National Forest anticipates advertising the prospectus in the spring of 2022. The current permits expire December 31, 2022.

Site Visit

Prospective bidders are strongly encouraged to visit during the late summer/early fall of 2021. This will allow interested parties to view the sites during peak-season and ensures that sites are accessible without the risk of snow-impact and road closures. Visiting the forest and sites will provide prospective bidders a more thorough understanding of this offering.

A guided in-person site visit is tentatively scheduled for Tuesday, October 5, 2021 through Friday, October 8, 2021. Interested parties will be led by forest staff on a tour of key sites included in the prospectus on Tuesday, Wednesday, and Thursday. Sites included in Red Rock Ranger District would be viewed all day Tuesday, Mogollon Rim Ranger District on Wednesday and Flagstaff Ranger District on Thursday. Friday will be offered as an optional day to self-tour any remaining sites.

These dates may be altered or cancelled by the forest in the event of weather impacts, fire hazards, or COVID restrictions. If the site visit is cancelled or a prospective bidder is unable to attend during the designated dates, the forest will be available to answer questions via email or phone call.

Please RSVP to Mark Goshorn at mark.goshorn@usda.gov by **September 17, 2021**.

Potential applicants may also visit and view the sites on their own any date which the Forest and sites are open and operational.

Questions and Request for Feedback

Any questions, comments, or concerns regarding this pre-solicitation are welcome. The forest strongly encourages interested parties to reach out to Mark Goshorn, Recreation Special Uses Permit Administrator at (928) 203-7525 or mark.goshorn@usda.gov by **November 30, 2021**.